Dean
ESTATE AGENTS

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Mallard Way

Lydney, GL15 5FZ

£220,000

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VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer to the market this immaculately presented two DOUBLE bedroom mid-terraced property with bright and spacious living throughout and private rear gardens. The property also benefits from solar panels, an EV charger, 9 years of NHBC warranty and a great location close to Lydney town centre.

Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.

Approached via UPVC double glazed front door into:

Entrance Hallway:
8'7 x 3'3 (2.62m x 0.99m)
Spacious entry hallway with double panelled radiator, stairs to first floor doors to cloakroom & living room.

Downstairs Cloakroom:
4'9 x 2'11 (1.45m x 0.89m)
Wash hand bain, W.C., frosted double glazed UPVC window to front, double panelled radiator, electrical switch board.

Lounge:
14'10 x 9'3 (4.52m x 2.82m)
Bright and generous living space with built-in media wall, understairs cupboard, double panelled radiator, plenty of plug sockets and TV and WIFI point.

Kitchen/Dining Room:
8'0" x 12'4" (2.46m x 3.78m)
A range of base and eyelevel units with integrated fridge/freezer, dishwasher, washer/dryer, electric oven and four ring gas hob. UPVC double glazed window to rear garden, sink with drainer and cupboard housing the boiler. To the dining area there is plenty of space for a dining table and chairs leading out through patio doors to the rear garden.

First Floor Landing:
6'3 x 3'9 (1.91m x 1.14m)
Power and lighting with access to loft, doors to bedrooms & bathroom.

Bedroom One:
8'4 x 10'6 (2.54m x 3.20m)
Large double bedroom with built-in wardrobes, double panelled radiator and UPVC double glazed window to rear garden and views.

Family Bathroom:
6'3 x 5'6 (1.91m x 1.68m)
Wash hand basin with illuminated mirror, bath with shower over, W/C, extractor fan and single panelled radiator.

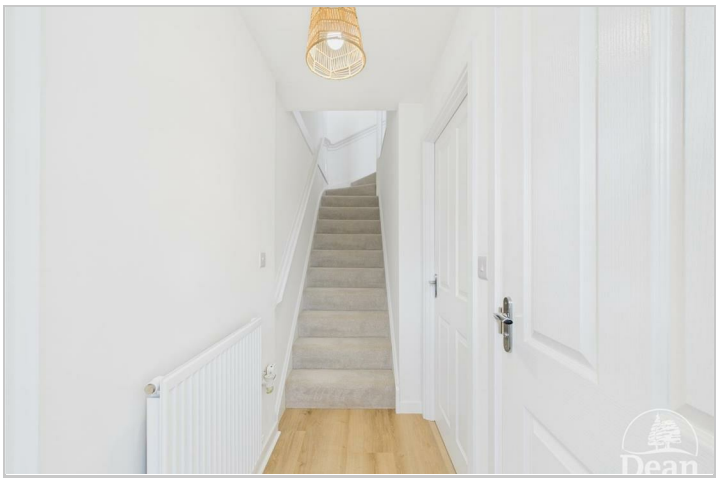
Bedroom Two:

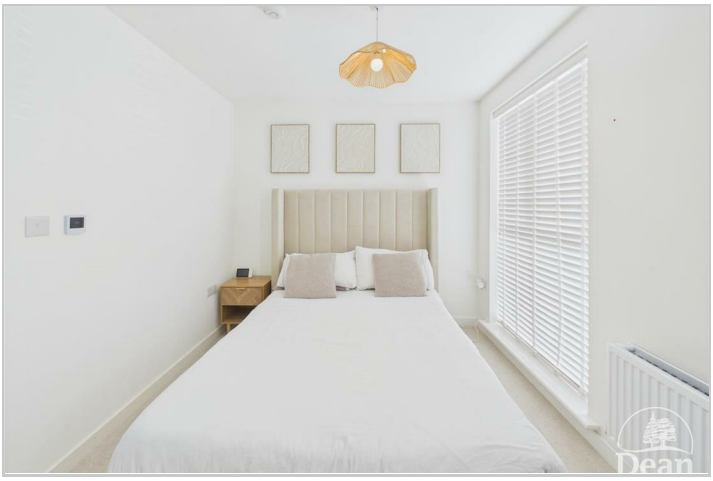
8'3 x 12'7 (2.51m x 3.84m)

Double bedroom with floor to ceiling double glazed UPVC window to front with fitted blinds, built-in floating desk and over stairs storage cupboard.

Outside:

To the front of the property parking for one car and a EV charging point. The rear garden offers far reaching views, a patio area and is laid to lawn.





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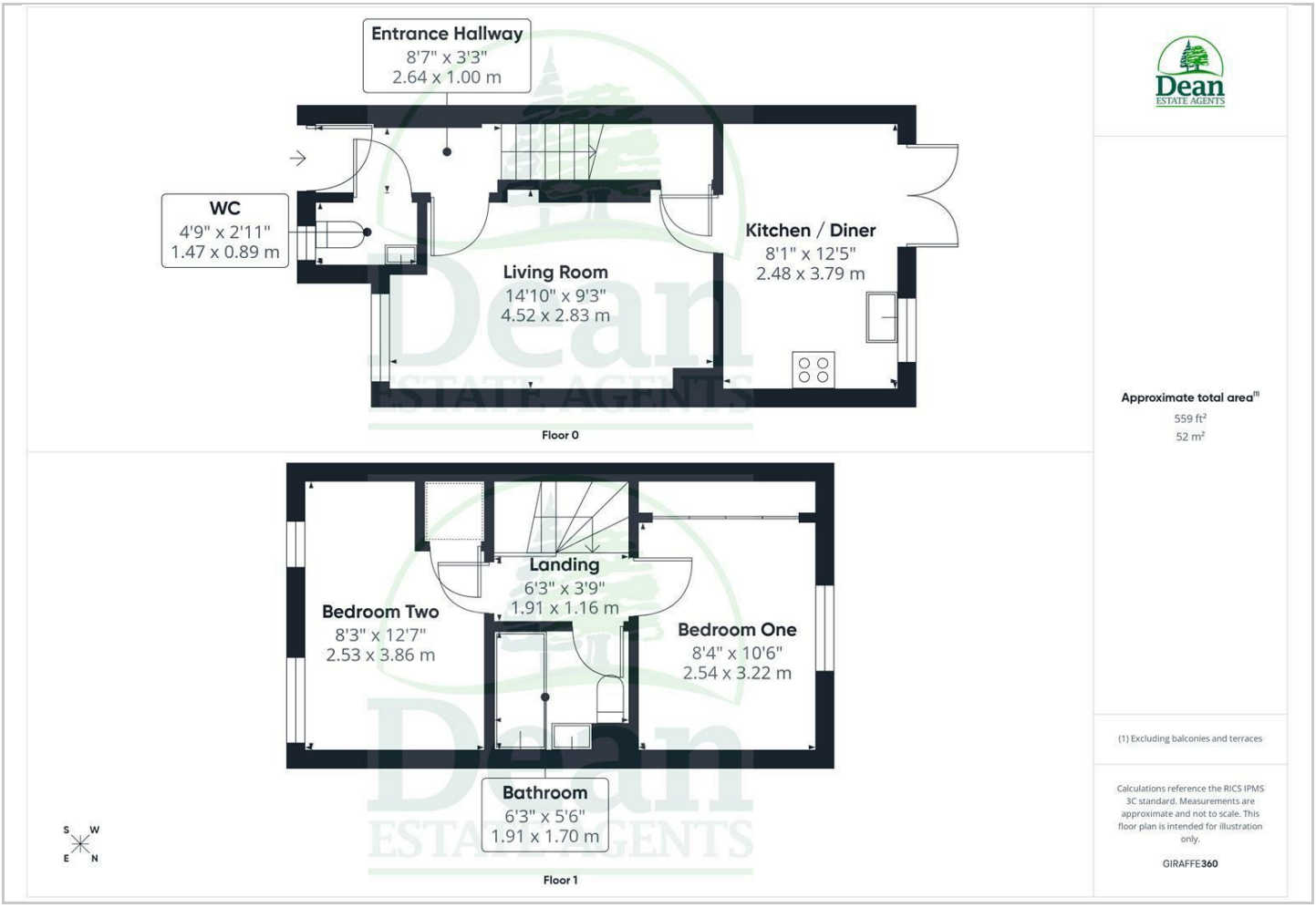
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

Terrain Map

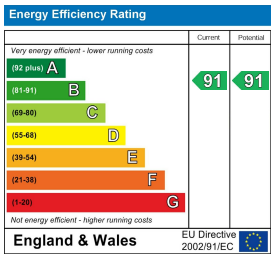
Floor Plan



Viewing

Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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The Property Ombudsman